


VIOX & VIOX

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Exhibit "A"

 LOCAL DEVELOPMENT AREA DESCRIPTION
 AND MAP

April 8, 2021

PARCEL TO BE ANNEXED
DESCRIPTION OF 272.025 ACRES

Located in Boone County, Kentucky, lying on the northeast side of Houston Road, the southwest side of Donaldson Highway, and the southeast side of Turfway Road, and being the same property conveyed to Vinings Trace, LLC, recorded in Deed Book 912, page 41; Deed Book 921, page 729; Deed Book 918, page 827; Deed Book 918, page 757; Deed Book 918, page 90; Deed Book 920, page 717; Deed Book 918, page 299; Deed Book 918, page 823; Deed Book 970, page 577; Deed Book 1048, page 538; and Deed Book 1105, page 13 in the office of the Boone County Clerk at Burlington, Kentucky, and being a portion of the Houston Road (KY 842) right-of-way, and being more particularly described as follows:

BEGINNING at a point in the southwest right-of-way line of Donaldson Highway, 50.00 feet as measured perpendicular to the centerline, at the common corner of Vinings Trace, LLC and The Passionist Nuns of the Diocese of Covington (Deed Book 94, page 1);

THENCE with said right-of-way line for the following five (5) courses:

1. S 60°48'34" E a distance of 1773.51 feet to a point;
2. With a curve to the right with an arc length of 781.93 feet, a radius of 2841.62 feet, a chord bearing of S 52°55'29" E, and a chord length of 779.47 feet to a point;
3. S 44°59'09" E a distance of 134.88 feet to a point;
4. S 44°01'39" E a distance of 65.83 feet to a point;
5. S 45°02'56" E a distance of 426.24 feet to a point at the common corner of Vinings Trace, LLC and Kenneth Maddux (Deed Book 849, page 267);

THENCE leaving said right-of-way line and with the common line of Vinings Trace, LLC and Kenneth Maddux for the following three (3) courses:

1. S 45°08'17" W a distance of 300.44 feet to a point;
2. S 41°13'02" E a distance of 120.24 feet to a point;
3. N 45°08'17" E a distance of 308.48 feet to a point in the southwest right-of-way line of Donaldson Highway;

THENCE with said right-of-way line for the following three (3) courses:

1. S 45°03'02" E a distance of 70.00 feet to a point;
2. S 44°27'53" E a distance of 58.05 feet to a point;
3. S 45°07'45" E a distance of 117.83 feet to a point in the County Line between Boone County and Kenton County;

THENCE with said County Line S 05°19'50" E a distance of 372.68 feet to a point in the common line of Vinings Trace, LLC and Newport Auto Sales (Deed Book 847, page 317);



THENCE leaving said County Line and with said common line for the following four (4) courses:

1. N 54°16'47" W a distance of 181.46 feet to a point;
2. S 44°52'17" W a distance of 62.89 feet to a point;
3. S 41°32'55" E a distance of 47.26 feet to a point;
4. S 37°18'09" W a distance of 213.70 feet to a point in the northeast right-of-way line of Sprucewood Lane;

THENCE with said right-of-way line S 54°28'37" E a distance of 165.07 feet to a point at the common corner of Sprucewood Lane right-of-way line and the proposed Houston Road right-of-way line;

THENCE with said proposed right-of-way line for the following two (2) courses:

1. S 47°37'41" W a distance of 2253.10 feet to a point;
2. S 48°11'40" W a distance of 1021.24 feet to a point that is the common corner of Vinings Trace, LLC and Trigger Real Estate Corporation (Deed Book 701, page 171);

THENCE leaving said right-of-way line and with the common line of Vinings Trace, LLC and Trigger Real Estate Corporation N 40°31'46" W a distance of 86.87 feet to a point;

THENCE continuing with said common line N 38°16'56" W a distance of 454.64 feet to a point that is the easterly most common corner of Trigger Real Estate Corporation (Deed Book 701, page 171 and Turfway Park LLC (Deed Book 733, page 02);

THENCE with the common line of Vinings Trace, LLC and Turfway Park LLC (Deed Book 733, page 02) for the following four (4) courses:

1. N 38°48'23" W a distance of 1675.07 feet to a point;
2. N 38°33'36" W a distance of 416.30 feet to a point;
3. N 49°36'23" E a distance of 115.30 feet to a point;
4. N 41°06'37" W a distance of 218.00 feet to a point at the common corner of Vinings Trace, LLC, Turfway Park LLC, and James and Sandra Gallenstein (Deed Book 239, page 278);

THENCE with the common line of Vinings Trace, LLC and James and Sandra Gallenstein N 49°16'25" E a distance of 989.13 feet to a point;

THENCE continuing with the common line of Vinings Trace, LLC and James and Sandra Gallenstein and Van Melle Inc. (Deed Book 295, page 261) N 24°08'56" W a distance of 1696.63 feet to a point at the common corner of Vinings Trace, LLC, Van Melle Inc. (Deed Book 295, page 261), and Van Melle Inc. (Deed Book 780, page 056);

THENCE with the common line of Vinings Trace, LLC and Van Melle Inc. (Deed Book 780, page 056) for the following two (2) courses:

1. N 66°09'02" E a distance of 175.00 feet to a point;



2. N 24°04'58" W a distance of 216.74 feet to a point in the common line of Vinings Trace, LLC and the southeast right-of-way line of Turfway Road;

THENCE with said right of way line for the following four (4) courses:

1. N 70°19'54" E a distance of 129.78 feet to a point;
2. N 88°14'31" E a distance of 100.21 feet to a point;
3. S 66°15'59" E a distance of 50.03 feet to a point;
4. S 35°17'54" E a distance of 53.85 feet to a point at the common corner between Vinings Trace, LLC and The Passionist Nuns of the Diocese of Covington;

THENCE leaving said right-of-way line and with said common line for the following three (3) courses:

1. S 32°34'50" E a distance of 438.78 feet to a point;
2. S 67°43'34" E a distance of 479.63 feet to a point;
3. N 22°18'28" E a distance of 715.21 feet to the **POINT OF BEGINNING**, containing 272.025 acres more or less, exclusive of an existing 1.00 acre parcel conveyed to The Diocese of Covington in Deed Book 36, page 311 and Deed Book 87, page 552.

This plat was prepared from a field survey made on the ground of the Vinings Trace, LLC property and using existing deed and plats of record in the office of the Boone County Clerk.



